

# Performance Information Procurement System

Statewide R & M  
RFP Classroom Renovation Projects  
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# Contractors tell you....

- Who they are: what makes them different
- What the project risks are; how they minimize risk
- How they will do the job, how long for how much
- Based on competitive price and fair profit; they go out and do the work
- Then they are rated
- And based on how well they did...they get more work
- This is “fairness”

# Contractors

- Always have performance line
- Get rated on every project, last project is worth 25% of future performance line
- Contractor makes construction decisions
- Become liable for projects
- Performance becomes critical for future work
- Performance lines on Internet
- Motivation to “increase” performance

# Process

- Register/educate contractors
- Collect performance data
- **Generate past performance lines, including subs**
- Requirement/weights - RFP
- Pre-proposal meeting
- **Proposal Submittals**
  - VE items - for GC
  - Proposal cost
  - Management plan
- Rate management plans
- Interviews
- **Modeling/prioritization**
- Top contractor comes to pre-award meeting
- **Award/construction**
- Construction interface on Internet (RFI, progress, etc)
- Rating/Internet posting

# Revised Process

- Register contractors
- Collect performance data
- Generate past performance lines
- Criteria & Weights
- **2-part RFP process**
  - Qualifications
    - Submit Management Plan & SS/PM References
    - Rate Management Plans
- Project Specific:
  - Pre-proposal meeting
  - Submit Proposal cost
  - Identify SS/PM
- **Modeling/prioritization**
- Top contractor comes to pre-award meeting
- **Award/construction**
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# PIPS Contractor Responsibilities

- Register
- Submit Management Plan & references
- Attend pre-proposal meeting/Submit cost proposal
- Pre-award/Partner, make submittals
- Conduct pre-construction meeting/meet raters
- Complete project
- Conduct “contractor self inspection”
- Conduct final inspection with user and inspectors
- Get rated by owner

# Materials by DAGS-CSD

- See handout for specific items
- Includes floor tiles, mastic, cove base, lock sets, wood doors, light fixtures/lamps, window frames/hardware, PVC slats/end caps, white boards, paint, bookcases, metal cabinets, bulletin boards
- 2 storage containers/school for school furnishings & equipment

# Materials by Contractor

- See handout for specific items
- Lumber, outlets/switches, PVC slat screws, canopy/stems for light fixtures, toilet/urinal flush valves, toilet seats, all fasteners, all patching materials for painting, all other items not listed on the CSD list



# Project Constraints

- Contractor responsible for receipt and storage of all construction materials
- Contractor responsible for on-site security during construction
- School will provide min. 4 vacant classrooms/week; more during summer
- Contractor to relocate all classroom furnishings/equipment and boxed items for the school (DAGS to provide 2 storage containers/school)

# Project Constraints

- No contractor-generated change orders
- Project substantially complete by end of summer 2002
- Contractor shall coordinate all scheduling with the schools and DAGS

# Management Plans

- Identify Risks
- How Risks will be minimized
- Scheduling concerns
- Construction Interface
- Coordination
- Submit references for ALL potential Site Superintendents and Project Managers that may be used

# Bids

- Construction days
- Bid price and cost breakout for unit items, others, fully burdened
- Site superintendent
- Subcontractors being utilized

# Prioritization

- Performance (GC, site superintendent, MP)
- Price
- Award process
  - Top three: highest prioritized within budget
  - Raise budget 10% and consider all proposals
  - If none are within 10%, State will select low bidder to negotiate scope or not award

# Preaward Meeting

- Final schedule
- Risks and minimization of risk (price, time, quality)
- Answer questions
- DAGS can disqualify if they are not satisfied that the contractor is bringing “best value”

# Risk

- Contractor is at risk
- Contractor signs contract to construct on-time, on-budget, meeting quality expectation meeting requirements
- Contractor has to ask questions before being awarded contract
- Once the contract has been signed, the contractor must perform

# Performance Rating at End of Project

- On-time, on-budget (no contractor generated \$\$\$ change orders), quality: potential 10
- Only two: potential 9
- Only one: potential 8
- None: potential 7
- Consideration if contractor should be used again:
  - Upper 33% : consider to hire again
  - Mid 33%: don't know
  - Lower 33%: do not hire



# Bottom Line

- On-time
- On-budget
- Quality
- Minimized inspection

# Construction Interface

- See Excel spreadsheet
- Done weekly
- Goes to Inspector and PWD email address
- Payments will not be made unless interfaces are up to date
- Change orders not identified on interface will not be approved
- Performance rating can be decreased by the percentage of time interface is not completed